

U.S. BANKRUPTCY COURT

DEC 23 PH 2102

CARL THOMAS
724 SCHOOL LANE
FOLCROFT PENNSYLVANIA 19032
Phone 215-478-2959
MYALFONZ@GMAIL.COM

UNITED STATE BANKRUPTCY COURT

EASTERN DISTRICT

CARL A THOMAS A/K/A CARL
THOMAS CARL ALPHONSO
THOMAS

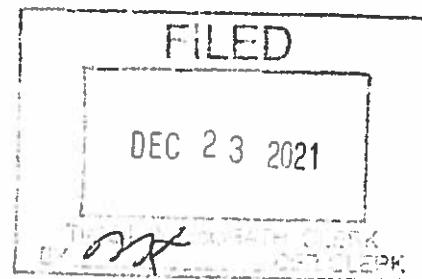
NO. 21-12770-mdc

DEBTOR

IN RE:

TRUSTEE

MOTION FOR SUMMARY JUDGEMENT BASE OFF
FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECT PROPERTY LOCATED AT 724 SCHOOL LANE
FOLCROFT PA, PARCEL NUMBER 20-00-01253-09,



MOTION FOR SUMMARY JUDGEMENT FOR FAILIER TO ANSWER DEBTOR MOTIONS AND AFFIDAVIT OF OWNERSHIP.

MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECT PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT
PA, PARCEL NUMBER 20-00-01253-09, - 1

1 HERE COMES DEBTOR (CARL A THOMAS) filed this petition for this Court to
2 GRANT judgement in favor of debtor and against Central Penn Capital
3 Management LLC and its attorney with fine, court cost, pain and suffering, loss
4 of income, sanction and restitution with punitive damage, Central Penn Capital
5 Management LLC and its attorney Kimberlin A Bonner violate the bankruptcy
6 code 362K (automatic stay) and did not file an answer to debtor motions.

- 9 1. The Debtor is Carl A Thomas a/k/a Carl Alphonso Thomas a/k/a Carl Thomas who own
10 and occupied a single-family dwelling located at 724 School Lane Folcroft Pennsylvania
11 19032 and in legal possession of his property since the Day of purchase August 30,
12 2002.
- 14 2. On October 08. debtor file for chapter 13 Bankruptcy protection for hardship, struggling
15 to make regular payment to his creditor and suspected scammers who trying to evict him
16 and steal his home with fraudulent documents file in the Delaware county trial court,
17 **Impersonate to be the bank lawyer.**
- 19 3. On October 07 to October 19, an unlawful criminal and illegal eviction take place at my
20 home located at 724 School Lane Folcroft Pennsylvania 19032, this unlawful illegal and
21 criminal eviction was file by Central Penn Capital Management LLC Attorney who has a
22 business address Located at **1817 OLDE HOMESTEAD LANE SUITE 101**
23 **LANCSTER PA 17601, PHONE NUMBER 717-859-3311.**
- 25 4. On October 12, and 13 2021, officer white who works at the Folcroft Police Department
26 came to my home and told me that to leave because I do not own this house and if he saw
27

28 MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECT PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT
PA, PARCEL NUMBER 20-00-01253-09, - 2

1 me back here, he is going to charge me for criminal trespassing and burglar, this officer
2 knows me, and he filed false statement on me in the past.

- 3 5. On October 29, 2021, debtor got arrested and charge for burglar and criminal trespassing
4 on his own property that he legally own since the Day of purchase August 30th, 2002, on
5 a warrant charge that officer white falsely fabricate, Debtor spent 8 Days in prison and is
6 out on bail after posting bail for \$1000.00.
- 7 6. On October 09, 2021, there was a trial held at the Bankruptcy court to enforce the
8 automatic stay by video conference, Kimberly A Bonner, the attorney for Central Penn
9 Capital Management LLC was contacted by phone and a trial take place by phone, during
10 the trial **Kimberly A Bonner** repeatedly gave **false statements** to the Court that debtor
11 is not the owner for the subjected property located at 724 School Lane Folcroft PA 19032
12 and that Central Penn Capital Management is the owner and that she will provide the
13 court with the **DEED** if the court can reschedule the trial Date, the trial was reschedule
14 for a later Date.
15
16 7. **On October 14, 2021, Central Penn Capital Management and his attorney**
17 **Kimberly A Bonner** try to **STEAL** Debtor property located at 724 School Lane Folcroft
18 PA 19032, by Record a sheriff **DEED in the Delaware County Record office**, the
19 fraudulent sheriff deed attach to **EXHIBIT A**.
20
21 8. **On November 1st, 2021, the FRAUDULENT SHERIFF DEED GOT REJECTED**
22 **BY THE DELAWARE COUNTY PUBLIC RECORD OFFICE AND THE DEED**
23 **AND TITLE GOT RESTORED IN DEBTOR NAME.**
24
25

26
27 MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS
28 THE CURRENT OWNER OF THE SUBJECT PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT
PA, PARCEL NUMBER 20-00-01253-09, - 3

1 9. On November 1st, 2021, Central Penn Capital Management LLC and its Attorney
2 Kimberly A Bonner try to sell (**Liquidate**) Debtor property located at 724 School
3 Lane Folcroft Pennsylvania 19032 parcel number 20-00-01253-09, there was an
4 offer set to buy Debtor property on December 10, 2021, for **\$136,000.00** the
5 buyer agent is Jim Rice (Compass Realtor) the evidence attach to **Exhibit B**
6
7 10. Debtor property is in full jurisdiction of the United State Bankruptcy Court since
8 the Date of filing October 8, 2021, Central Penn Capital Management and its
9 attorney repeatedly VIOLATE the BANKRUPTCY CODE (CONTEMPT THE
10 COURT ORDER OF THE AUTOMATIC STAY), Central Penn Capital
11 Management LLC is not a creditor and Debtor is not in any contract with it, this
12 court must used all its power to bring theses people to justice because they has
13 commit one of the biggest REAL ESTATE AND FINACIAL CRIME, FEDERAL
14 RACKETEERIG (R.I.C.O), they used the lower trial court to commit a fraudulent
15 criminal act.
16
17

19 Conclusion:

20

21 Wherefore: for all the foregoing reason that Debtor is the current owner for the subjected
22 property and in legal possession of his property the United State protect property owner under
23 the 14th Amendment and no State shall deprive any citizen from their property under the color of
24 Law.

25 Respectfully: *Carl Thomas* Date: *12/23/2021*
26
27

28 MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECT PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT
PA, PARCEL NUMBER 20-00-01253-09, - 4

1
2 CERTIFICATE OF SEVICE
3
4
5

6 I Carl A Thomas certify that I have serve a copy of this
7 motion for summary judgment to the address listed below certify mail,
8 regular mail, electronic mail and handheld delivery to the address listed
9 below.
10
11

12
13 Kimberly A Bonner
14

15 11 East Chocolate Ave Suite 300
16

17 Hershey Pennsylvania 17033 Phone# 717-533-3280
18
19 &
20

21 Central Penn Capital Management LLC
22

23 1817 OLDE HOMESTEAD LANE SUITE-101
24

25 LANCASTER PA 17601 Phone# 717-859-3311
26
27

28 *Sincerely: Carl Thomas 12/23/2021*

MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECT PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT
PA, PARCEL NUMBER 20-00-01253-09, - 5

1
2
3
4 VERIFICATION
5
6
7
8 I Carl A Thomas a/k/a Carl Alphonso Thomas a/k/a Carl
9 Thomas verify that the statements made in this foregoing pleading are
10 true and correct to the of my knowledge, information and belief, I
11 understand that false statements made herein are subject to the penalties
12 of 18 PA. C.S Subsection 4904, relating to unsworn falsification to
13 authorities.
14
15
16
17
18
19
20
21 Sign: *Carl A Thomas* Date: *12/23/2021*
22
23
24
25
26
27
28 MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECT PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT
PA, PARCEL NUMBER 20-00-01253-09, - 6

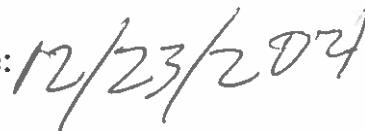
1
2
3
4
EXHIBIT A
5
6
7
8

9 Attach to this exhibit is Debtor property card it has more information than an
10 actual DEED, it is like a person birth certificate, there you will see the birth
11 of the subjected property when it were built, sold, and who is the current
12 owner, Debtor is the current owner, Central Penn Capital Management LLC
13 try to steal Debtor property Three times, see October 14,2021 they try to
14 make a DEED but it was REJECTED, and it was return to the rightful
15 OWNER, Carl A Thomas.
16
17

18
19
20
21
22 Sincerely:



23 Date:



24
25
26
27
28 MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS
THE CURRENT OWNER OF THE SUBJECT PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT
PA, PARCEL NUMBER 20-00-01253-09, - 7

Case 21-12770-mdc Doc 60 Filed 12/28/21 Entered 12/27/21 09:26:27 Desc Main Document Page 8 of 24
this is the record that the scanners
KIMBERLY A BONNET TRY TO STEAL MY
house, making a Deed for central penn.
DO NOT DETACH
it was Rejected, see Property CARD



8272595-C006.

Book and Page

Instrument Number: 2021078867
Volume/Page: RECORD BK 6754 PG 2043
Recorded Date: 10/14/2021 11:13:51 AM

Transaction Number: 885723

Collected By: carterd

Document Type: DEED

Document Page Count: :5

Parcel ID: 20-00-01253-09

Fees:

RECORDING FEES:

\$37.50

AFFORDABLE HOUSING FEE:

\$18.00

COUNTY IMPROVEMENT FUND:

\$5.00

ACT 152 FEE:

\$15.00

JCS/ATJ FEE:

\$40.25

ADDITIONAL PAGE FEE:

\$2.00

ADDITIONAL PAGE FEE (AFF):

\$2.00

WRIT TAX:

\$0.50

Total Fees:

\$120.25

Amount Paid:

\$120.25

Amount Due:

\$0.00

Robert A. Auclair, Esq.
Delaware County Recorder of Deeds
Government Center, Room 107
201 W. Front Street
Media, PA 19063
610-891-4152

Book-6754

Page-2043

Return To (Mail):
JAMES B NUTTER & COMPANSDC LAW OFFICES
ATTN-JANENE RIMOLO
11 E CHOCOLATE AVE -- STE 300
HERSHEY, PA 17033

U.S. BANKRUPTCY COURT
2021 DEC 23 PM 2:22

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

RESIDENTIAL PROPERTY RECORD CARD

Situs : 724 SCHOOL LN

Parcel ID: 20-00-01253-09

Class: R-SINGLE FAMILY

Card 1 of 1

Printed November 30, 2021

DELAWARE COUNTY, PA

CURRENT OWNER	
THOMAS CARL A 724 SCHOOL LN FOLCROFT PA 19032	

GENERAL INFORMATION	
Living Units	1
Neighborhood	20R01000
Alternate Id	20-05-346:000
Vol/Pg	6754/2043
District	20
Zoning	
Class	01

AG LAND USE N

COURT

32

Property Notes

U.S. BANKRUPTCY COURT

2021 DEC 01



20-00-01253-09 04/16/2018

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	2,660 SF			24,200
Total				119,340
				119,340
				108,960

Assessment Information

Assessed	Appraised	Cost	Income	Market
24,200	24,200	24,200	0	24,200
95,140	95,140	84,760	0	95,140
119,340	119,340	108,960	0	119,340

Manual Override Reason

Base Date of Value

Effective Date of Value

Entrance Information

Date Issued	Number	Price	Purpose
07/02/18	EXH		

Permit Information

% Complete

Sales/Ownership History

Validity	Deed Reference	Deed Type	Grantee
Excluded From Market	6754/2043		THOMAS CARL A
Excluded From Market	6670/3362		THOMAS CARL
Tyler Invalid	6280/1049		THOMAS CARL A/JKA
Tyler Invalid	6149/0180		CENTRAL PENN CAPITAL MGMT LLC
Excluded From Market	2517/1490		THOMAS CARL ALPHONSO
Old Sale Not Applica	4880/479		DOBBINS JOHN M ETUX
1128/13			

Transfer Date

Date	ID	Entry Code	Source
11/18/96	JRP	Info At Door	Owner
		Adv Reviewed	Other

Price Type

Validity	Deed Reference	Deed Type	Grantee
1	1		THOMAS CARL A
65,542	Land & Building		THOMAS CARL A/JKA
71,000	Land & Building		CENTRAL PENN CAPITAL MGMT LLC
95,000			THOMAS CARL ALPHONSO
			DOBBINS JOHN M ETUX

Price Type

Validity	Deed Reference	Deed Type	Grantee
Excluded From Market	6754/2043		THOMAS CARL A
Excluded From Market	6670/3362		THOMAS CARL
Tyler Invalid	6280/1049		THOMAS CARL A/JKA
Tyler Invalid	6149/0180		CENTRAL PENN CAPITAL MGMT LLC
Excluded From Market	2517/1490		THOMAS CARL ALPHONSO
Old Sale Not Applica	4880/479		DOBBINS JOHN M ETUX
1128/13			

Current Owner: CARL A THOMAS
Book- 6754
PAGE- 2043

Dwelling Information

Style Twin
Story Height 2
Attic None
Exterior Walls Alum/Vinyl
Masonry Trim X
Color

Basement Full
FBLA Size x 320
Rec Rm Size

Heating & Cooling
Heat Type Central W/H/C
Fuel Type Gas
System Type W/M/Hr

Car Bsmt Gar 0
FBLA Type
Rec Rm Type
Fireplaces

Stacks 1
Openings 1
Pre-Fab

Outbuilding Data

Year Built	1964
Eff Year Built	1964
Year Remodeled	
Amenities	Walkout Bsm

J.S. BANKRUPTCY COURT

Comparable Sales Summary

Parcel ID	Sale Date	Sale Price	TLA Style	Yr Built	Grade
20-00-01253-65	27-MAR-19	144,000	1,360	10	1975 C
20-00-01253-70	21-FEB-19	136,000	1,404	10	1975 C
20000146600	27-OCT-18	109,900	1,152	14	1956 C
2000028701	05-JUN-19	139,900	1,296	10	1992 C
	03-JUN-19	101,000	1,296	14	1958 C

Building Notes

Bedrooms	3
Family Rooms	
Kitchens	
Total Rooms	6
Kitchen Type	C/L
Kitchen Remod (Y/N)	N
Grade	24C
Int vs Ext Same	INT
Condition	Average
CDU	0
Cost & Design	100
% Complete	100
U.S. Dwelling Computations	
Base Price	141,600
Plumbing	2,510
Basement	0
Heating	5,410
Attic	0
Other Features	16,680
Subtotal	165,200
Ground Floor Area	640
Total Living Area	1,280
Dwelling Value	
	\$4,760
Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	

DO NOT DETACH

 8272595-C006.	<p>Robert A. Auclair, Esq. Delaware County Recorder of Deeds Government Center, Room 107 201 W. Front Street Media, PA 19063 610-891-4152</p>
<p>Instrument Number: 2021078867 Volume/Page: RECORD BK 6754 PG 2043 Recorded Date: 10/14/2021 11:13:51 AM</p>	
<p>Transaction Number: 885723 Collected By: carterd Document Type: DEED Document Page Count: :5</p>	<p>Return To (Mail): JAMES B NUTTER & COMPANSDC LAW OFFICES ATTN-JANENE RIMOLO 11 E CHOCOLATE AVE -- STE 300 HERSHEY, PA 17033</p>
Parcel ID: 20-00-01253-09	
<p>Fees: RECORDING FEES: \$37.50 AFFORDABLE HOUSING FEE: \$18.00 COUNTY IMPROVEMENT FUND: \$5.00 ACT 152 FEE: \$15.00 JCS/ATJ FEE: \$40.25 ADDITIONAL PAGE FEE: \$2.00 ADDITIONAL PAGE FEE (AFF): \$2.00 WRIT TAX: \$0.50</p> <p>Total Fees: \$120.25 Amount Paid: \$120.25 Amount Due: \$0.00</p>	<p>Instrument Number: 2021078867 Volume/Page: RECORD BK 6754 PG 2043 Recorded Date: 10/14/2021 11:13:51 AM</p>

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA. PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

PREPARED BY:

Mr. Carl A Thomas A/k/a Carl Alphonso Thomas
 724 School Ln
 Folcroft, Pennsylvania 19032

AFTER RECORDING RETURN TO:

Mr. Carl Thomas
 724 School Ln
 Folcroft, Pennsylvania 19032

PARCEL ID #:

20-00-01253-09

GENERAL WARRANTY DEED

THIS DEED, dated , is made by and between Mr. Carl A Thomas A/k/a Carl Alphonso Thomas, the "Grantor," located at 724 School Ln, Folcroft, Pennsylvania 19032 in the County of Delaware, and Mr. Carl Thomas, the "Grantee," whose legal address is 724 School Ln, Folcroft Pennsylvania 19032, located in the County of Delaware.

WITNESS, that the Grantor, for and in consideration for the total sum of **1.00 DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Delaware County and in the State of Pennsylvania, herein described as follows:

Full legal description: 724 School Lane Folcroft PA,19032, and legally described as: ALL THAT CERTAIN LOT OR PIECE OF GROUND with the building and IMPROVEMENTS there on Erected, SITUATED in the BOROUGH of FOLCROFT COUNTY OF DELAWARE STATE OF PENNSYLVANIA and described according to a Conveyance Plan Known as "DELMAR VILLAGE", said Plan made by Damon and Foster, Civil Engineers Dated January 31 1963 and Revised December 13, 1963, as follows, to wit: BEGINNING at a point on the Southwesterly side of School Lane (formerly Marsh Road) (60 feet wide) said point being measured by the two (60 feet wide) (1) leaving Delmar Drive on the arc of a circle curving to the right having a radius of 25 feet the arc distances of 47.36 feet to a point of Tangent on the Southwesterly side of School Lane and (2) South 26 degree 06 minutes East along the said side of School Lane 334.86 feet to the point of beginning CONTAINING IN FRONT or breadth Southeastwardly along the side of School Lane 25 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to School Lane the Northwesterly being partly through the Wall105.00 feet BEING No. 63asshown on the above mentioned plan, BEING No. 724 School Lane. SAID PROPERTY BEING PURCHASE BY Carl Alphonso Thomas August 30th 2002, and TITLE WAS REINSTATE February 05, 2019, repurchase price was \$65,542.00

ALSO, known by the street address of 724 School Ln, Folcroft, Pennsylvania 19032 and assessor's schedule or parcel number 20-00-01253-09.

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

HEREBY releasing and waiving all rights under and by virtue of the laws of the State of .

TO HAVE AND TO HOLD the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, and benefit of the said GRANTEE, forever, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR

Carl A Thomas A/K/A Carl
(Grantor Signature) Alphonso Thomas

724 School Ln
Folcroft, Pennsylvania 19032

GRANTEE

Carl Thomas
(Grantee Signature)

724 School Ln
Folcroft, Pennsylvania 19032

Signed in our presence:

Carl Thomas
(Witness #1 Signature)

Carl Thomas Jr
(Witness #1)

Carl Alphonso Thomas
(Witness #2 Signature)

Carl Alphonso Thomas A/K/A
(Witness #2)

2021 DEC 23 PM 2:32
U.S. BANKRUPTCY COURT
EPA E

State of Pennsylvania

County of Delaware

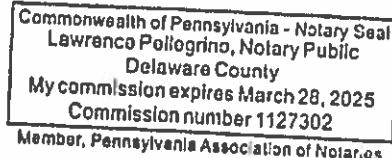
ss.

The foregoing instrument was acknowledged before me on , by Mr. Carl A Thomas A/k/a Carl Alphonso Thomas, the "Grantor" personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

Lawrence P. Pellegrino
(Notary Public Signature)

Notary Commission Expires:



REC'D DEC 23 FILED 2:32
U.S. BANKRUPTCY COURT

2000012530910000350740000357900000393698

529802-000001

COPY

DELAWARE COUNTY, PENNSYLVANIA - REAL ESTATE TAX BILL

BILLING DATE	PROPERTY ID NUMBER		ASSESSMENT	TAX-RATE	BANK-ID
02/01/2021	20-00-01253-09	1	119,340	2.999	
DISCOUNT		FACE	PENALTY		
DUE BY	AMOUNT OF TAX	DUE BY	AMOUNT OF TAX	DUE BY	AMOUNT OF TAX
04/01/2021	\$350.74	06/01/2021	\$357.90	12/31/2021	\$393.69

2021

THOMAS CARL A

724 SCHOOL LN

FOLCROFT PA 19032

PROPERTY/LOCATION/DESC/SIZE

724 SCHOOL LN

2 STY HSE GAR

25 X 105



RETURN THIS PORTION IF RECEIPT DESIRED

^DETACH HERE^

IF TAXES ARE PAID BY MORTGAGE COMPANY, PLEASE FORWARD BOTH COPIES TO COMPANY
MAKE CHECKS PAYABLE TO DELAWARE COUNTY TREASURER

You may use any of the below listed methods for payment of taxes:

1. Use the enclosed return envelope to expedite payment of your taxes.
 - a. The original tax bill must be submitted with your payment to insure timely and proper credit to your account.
 - b. If you desire a receipt, enclose both copies with a self-addressed stamped envelope.
 - c. Mail to Treasurer of Delaware County, P.O. Box 1886, Media, PA 19063-8886
2. Pay at any Delaware County TD Bank branch.
 - a. If you desire a receipt, both copies must be presented at bank.
3. Pay at the Court House in Media between 8:30 AM and 4:30 PM

Payment Periods indicated on tax bill.

1. Discount Period - A 2% discount had been calculated and is allowed on taxes paid within 2 months of the date billed.
2. Face Period - Taxes paid from 2 to 4 months after billing date must be paid at the assessed (face) amount.
3. Penalty Period - If paid after 4 month period, a 10% penalty must also be paid.

Taxes not paid by December 31 of the current year will be liened to the Tax Claim Bureau.

If you should have questions concerning your tax bill, please contact the Self-Tax Collection Department at the Government Center Building in Media, PA - Phone 610-891-4277, 4278.

The ORIGINAL tax bill must be submitted with your payment of taxes to insure timely and proper credit to your account.

If you desire a receipt, enclose both forms (original and copy) with stamped self-addressed envelope.

vDETACH HEREv

vDETACH HEREv

2000012530910000350740000357900000393698

ORIGINAL

DELAWARE COUNTY, PENNSYLVANIA - REAL ESTATE TAX BILL

BILLING DATE	PROPERTY ID NUMBER		ASSESSMENT	TAX-RATE	BANK-ID
02/01/2021	20-00-01253-09	1	119,340	2.999	
DISCOUNT		FACE	PENALTY		
DUE BY	AMOUNT OF TAX	DUE BY	AMOUNT OF TAX	DUE BY	AMOUNT OF TAX
04/01/2021	\$350.74	06/01/2021	\$357.90	12/31/2021	\$393.69

2021

PROPERTY/LOCATION/DESC/SIZE

THOMAS CARL A

724 SCHOOL LN

FOLCROFT PA 19032

724 SCHOOL LN

2 STY HSE GAR

25 X 105



DELAWARE COUNTY TAX CLAIM BUREAU ESTIMATED TAX STATEMENT

U.S. BANKRUPTCY COURT
DT520PADEL
Rev. 01/18
7/23 PM 2:32
[Redacted]

Delq Year : 2016 Type: ANNUAL Cert :

Parcel No : 20-00-01253-09

Owner1 : THOMAS CARL A

Owner2 :

Property Location : 724 SCHOOL LN

Desc : 2 STY HSE GAR

Date : 11/30/2021

Balance Due as of : 11/2021



DELINQUENT REAL ESTATE TAXES

		BILLING	PENALTY	INTEREST	TOTAL DUE
COUNTY ASSMT: 86000	CHG	481.60	48.16	3.97	533.73
	PAY/ADJ	481.60	48.16	3.97	533.73
	NET	0.00	0.00	0.00	0.00
SCHOOL	CHG	3,114.73	311.47	25.70	3,451.90
	PAY/ADJ	3,114.73	311.47	25.70	3,451.90
	NET	0.00	0.00	0.00	0.00
MUNICIPALITY ASSMT: 86000	CHG	524.60	52.46	4.33	581.39
	PAY/ADJ	524.60	52.46	4.33	581.39
	NET	0.00	0.00	0.00	0.00
COST	CHG	64.00	0.00	0.00	64.00
	PAY/ADJ	64.00	0.00	0.00	64.00
	NET	0.00	0.00	0.00	0.00
TOTAL	CHG	4,184.93	412.09	34.00	4,631.02
	PAY	4,184.93	412.09	34.00	4,631.02
	NET	0.00	0.00	0.00	0.00

Full Payment Received

RD BK06280-1049
2019005296 02/05/2019 11:31:07 AM:1
REC'D BY: 5120-25

DT-DEED



20-FOLCROFT \$0.00

DELAWARE
COUNTY

RECORDER OF DEEDS

Wells Fargo Bank, N.A. s/b/m to Wachovia
Bank, N.A.

COURT OF COMMON PLEAS
DELAWARE COUNTY

v.

Carl A. Thomas a/k/a Carl Alphonso Thomas

No. CV-2013-007976

AND NOW, this 33rd day of January, 2019, upon consideration of
Defendant's Petition to Set Aside Sheriff's Sale of Real Estate, and any response thereto, it is
hereby ORDERED and DECREED that:

1. the *in rem* foreclosure judgment that this Court granted in favor of Plaintiff and against Defendant on or about May 14, 2014 and in the amount of \$65,542.12 is hereby declared to be VOID ABINITIO;
2. the Sheriff's Sale of the real property located at 724 School Lane Folcroft, PA 19032 (the "Property") that occurred on January 10, 2018 is hereby declared to be VOID ABINITIO;
3. title to the Property is hereby restored to Defendant; and
4. a certified copy of this Order shall be recorded with the Delaware County Recorder of Deeds.

BY THE COURT:

Blanken
J.

CERTIFIED A TRUE AND CORRECT
COPY FROM THE RECORD
THIS 5 DAY OF February A.D. 2019
ANGELA L. MARSHALL DIRECTOR
OFFICE OF THE RECORDER OF DEEDS
Angela Marshall

PARID: 20000125309

THOMAS CARL A

PROPERTY LOCATION:
724 SCHOOL LN

Parcel

Current owner Carl A Thomas

Site Location: 724 SCHOOL LN

Legal Description: 2 STY HSE GAR

25 X 105

Map Number: 20-05 -346:000

Municipality: 20 FOLCROFT

School District S11 - Southeast Delco

Property Type: 01 - Taxable Residential

Homestead Status - Next School Bill Cycle: No

Homestead Status - Current School Bill Cycle: No

Homestead %

Homestead Approved Year

Additional Info: -

Veteran's Exemption: No

Owner

Name(s) THOMAS CARL A

Name(s)

Care Of

Mailing Address 724 SCHOOL LN

Mailing Address

Mailing Address FOLCROFT PA 19032

Current Owner

Name THOMAS CARL A

Name

Address 724 SCHOOL LN

City FOLCROFT

State PA

Zip Code 19032-

Owner History

Owner	Deed	Book	Page	Sale Date	Sale Price
THOMAS CARL A	Deed	6754	2043	10-14-2021	1
THOMAS CARL	Deed	6670	3262	04-06-2021	1
THOMAS CARL A A/K/A	Deed	6280	1049	02-05-2019	65542
CENTRAL PENN CAPITAL MGMT LLC		6149	0180	04-05-2018	71000
THOMAS CARL ALPHONSO	Deed	2517	1490	09-04-2002	95000
DOBBINS JOHN M ETUX		488	0479	11-28-1973	

Original Current Year Assessment

*Reinstatement
Price*

Type of Assessment	Assessment Value	Assessment Date	Reason for Change	Comment
01-Taxable Residential	\$119,340		-	

County Tax Receivable

Tax Year	Billing Year	Billing Period	Billing Date	Face Amount Due	Discount Posted	Penalty Posted	Fees Posted	Payment Posted	Balance	Pay Date	Type
2021	2021	Original	02/01/2021	357.90					357.90		
2020	2020	Original	02/01/2020	469.65		46.97			-516.62	0.00	12/14/2020 Penalty
2019	2019	Original	02/01/2019	469.65	-9.39				-460.26	0.00	03/28/2019 Discount
2018	2018	Original	02/01/2018	481.60	-9.64				-471.96	0.00	04/17/2018 Discount
2017	2017	Original	02/01/2017	481.60		48.16			529.76		

Delinquent Tax

No Outstanding Delinquent Amounts Found On File

EXCLUDES: Trash, Sewer, and other Local Fees

Tax Sale Information

EXHIBIT B

This exhibit has a copy of the Scammers adds (Central Penn Capital Management LLC} trying to steal Debtor house, they put it up for sale on November 1st 2021, someone offer \$136,000.00 the buyer real-estate agent name is Jim Rice, This is the biggest Fraudulent business practice in the U.S.A RIPPING OFF THE AMERICAN FAMILY and it must be report to the F.B.I (FEDERAL BUREAU OF INVESTIGATION).

Sincerely: *Carphonos*

Date: 12/23/2021

MOTION FOR SUMMARY JUDGEMENT BASE OFF FACTUAL EVIDENCE THAT CARL A THOMAS IS THE CURRENT OWNER OF THE SUBJECT PROPERTY LOCATED AT 724 SCHOOL LANE FOLCROFT PA, PARCEL NUMBER 20-00-01253-09, - 8

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE



Rescheduling Notice

Mag. Dist. No: MDJ-32-2-40
MDJ Name: Honorable Steven A. Sandone
Address: 11 Bartram Avenue
Glenolden, PA 19036
Telephone: 610-583-6646

Carl A. Thomas
724 School Ln
Folcroft, PA 19032-1723

Commonwealth of Pennsylvania
v.
Carl A. Thomas

Docket No: MJ-32240-CR-0000227-2021
Case Filed: 10/12/2021
Comp/Cit #: 20211012M0009
OTN: R 183051-1

Your Role: Defendant

Charge(s)

18 § 3502 §§ A2 (Lead) Burglary - Overnight Accommodation, No Person Present
18 § 3503 §§ B.11 Criminal Trespass/Simple Trespasser
18 § 3503 §§ B.11ii Criminal Trespass/Simple Trespasser

A Preliminary Hearing was previously scheduled on December 7, 2021 / 8:45 AM in the above-captioned case. It has been rescheduled to be held on/at:

Date: Tuesday, January 18, 2022	Place: Magisterial District Court 32-2-40 11 Bartram Avenue Glenolden, PA 19036 610-583-6646
Time: 8:45 AM	

Continuance requested by Carl A. Thomas

Reason: Defendant Not Ready

Notice To Defendant

A complaint has been filed charging you with the offense(s) set forth above and on the attached copy of the complaint. If you fail to appear at the time and place above without cause, you will be deemed to have waived your right to be present at any further proceedings before the Magisterial District Judge and the case will proceed in your absence. If any of the charges against you are held for court, a request for a bench warrant against you will be transmitted to the Court of Common Pleas.

At the preliminary hearing you may:

1. Be represented by counsel;
2. Cross-examine witnesses and inspect physical evidence offered against you;
3. Call witnesses on your behalf other than witnesses to testify to your good reputation only, offer evidence on your behalf and testify;
4. Make written notes of the proceeding, or have your counsel do so, or make a stenographic, mechanical, or electronic record of the proceedings.

If the case is held for court and if you fail to appear without cause at any proceeding for which your presence is required, including trial, your absence may be deemed a waiver of your right to be present, and the proceeding, including the trial, may be conducted in your absence.

If you cannot afford to hire an attorney, one may be appointed to represent you. Please contact the office of the Magisterial District Judge for additional information regarding the appointment of an attorney. If you have any questions, please call the above office immediately. Should you fail to appear for your preliminary hearing, a warrant will be issued for your arrest.

December 07, 2021

Date

Magisterial District Judge Steven A. Sandone



If you are disabled and require a reasonable accommodation to gain access to the Magisterial District Court and its services, please contact the Magisterial District Court at the above address or telephone number. We are unable to provide transportation. You can make case payments online through Pennsylvania's Unified Judicial System web portal. Visit the portal at <https://ujsportal.pacourts.us/epay> to make a payment.

POLICE C MINAL COMPLAINT

Docket Number CR-027-21	Date Filed 10/13/21	OTN/LiveScan Number Q183057	Complaint/Incident Number 20211012M0009
Defendant Name CARL	First	Middle	Last THOMAS

AFFIDAVIT of PROBABLE CAUSE

On Tuesday October 12th 2021 at 10:23 hours the Folcroft Police received a call to respond to 724 School Lane for a report of a burglary in progress.

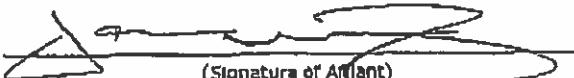
Folcroft Police responded and found a male inside of the garage to 724 School Lane, this male was identified as Carl THOMAS. Police were advised by Central Penn Capital Management LLC that they are the current owner of 724 School Lane and that THOMAS was evicted on October 7th 2021 by the Delaware County Sheriff's Office per court order from the Court Of Commons Pleas of Delaware County.

Later on October 12th 2021, your affiant, Detective White did receive paperwork from Central Penn Capital Management LLC stating that they were previously granted ownership 724 School Lane and that THOMAS was in fact evicted on October 7th 2021 and THOMAS was advised by Sheriff's that he was forbidden from entering this property.

Believing that THOMAS was properly evicted and that he was verbally told that he is forbidden from entering 724 School Lane in the Borough of Folcroft, I ask that a warrant be issued for CARL THOMAS.

I, CORPORAL DANIEL WHITE (57), BEING DULY SWORN ACCORDING TO THE LAW, DEPOSE AND SAY THAT THE FACTS SET FORTH IN THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

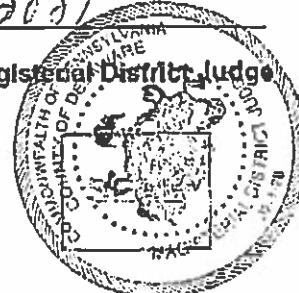
I CERTIFY THAT THIS FILING COMPLIES WITH THE PROVISIONS OF THE CASE RECORDS PUBLIC ACCESS POLICY OF THE UNIFIED JUDICIAL SYSTEM OF PENNSYLVANIA THAT REQUIRE FILING CONFIDENTIAL INFORMATION AND DOCUMENTS DIFFERENTLY THAN NON-CONFIDENTIAL INFORMATION AND DOCUMENTS.


(Signature of Affiant)

Sworn to me and subscribed before me this 13 day of Oct., 2021

10-12-21 Date AT Land, PA, Magisterial District Judge

My commission expires first Monday of January, 2022



< Folcroft



See All

HOUSE THIEF SCAMMERS

Last check for updates: about 2 hours ago

Listed by Laurel D Eadline

The Noble Group, LLC, (717) 859-3311

Bought with: James P Rice, Compass RE, (610) 822-3356

Source: Bright MLS, MLS#PADE2009370 bright

Notice Date:
12/17/2021

Price History for 724 School Ln

Date	Price	Event	Source
12/10/2021	\$135,677	Sold	Bright MLS #PADE2009370
11/10/2021	\$136,000	Pending	Bright MLS #PADE2009370
11/03/2021	\$109,900	Listed For Sale	Bright MLS #PADE2009370
04/05/2018	\$71,000	Sold	Public Records
11/03/2012	\$120,000	ListingRemoved	Agent Provided
06/26/2012	\$120,000	PriceChange	Agent Provided
05/03/2012	\$149,900	Listed For Sale	Agent Provided
10/24/2011	\$155,000	ListingRemoved	Agent Provided
10/21/2011	\$155,000	Listed For Sale	Agent Provided

 Folcroft



09/04/2002 \$95,000 Sold Public Records ▾

Property Taxes and Assessment

Year	2021
Tax	\$4,548
Assessment	\$119,340

Home facts updated by county records

Price Trends

For homes in 19032

*Based on the Trulia Estimate 

\$166,890

Typical home value

This home: \$135,677 23% below*

\$143

Typical Home Value by sqft

Price trends provided by third party data sources.

Assigned Schools

These are the assigned schools for 724 School Ln.

Delcroft School

Ac

K-8 Public 673 Students
Southeast Delco School District

9-12
Sou



GreatSchools Rating

Parent Rating Average